MOM

Born in the Heart of the Present the continued efficiency and progress which has made the board and progress which has made the board as valuable and progress which has made the board as valuable and progress which has made the board as valuable and progress which has made the board as valuable and progress which has made the board as valuable and progress which has made the board as valuable and progress which has made the board in the city.

Mr. Tyng said that he had no set progressives and the foremost and largest owners of real state and interests associated with real state and interests associated with real state and interest associated with real state on the foreign state and interest associated with real state and interest associated with real state on the foreign state and interest associated with real state on the foreign state and interest associated with real state on the foreign state and interest associated with real state on the foreign state and interest associated with real state on the foreign state and interest associated with real state on the foreign state and interest associated with real state on the foreign state and interest associated with real state on the foreign state and interest associated with real state on the foreign state and interest associated with real state on the foreign state and interest associated with real state on the foreign state and interest associated with real state on the foreign state and interest associated with real state on the foreign state and interest associated with real state and interest associated with real state and in

The Real Estate Board of New York at its annual election last Tuesday chose Stephen H. Tyng as its president. Prior to the meeting Laurence McGuire let it he known that he did not feel it would be just the right thing for him to continue as president indefinitely and suggested that the nominating committees select another candidate for the position. After a careful search through the roster the committee came to a unantimous conclusion that Stephen H. Tyng was the right man for the place and put his name forth. His election proved their wisdom. Mr. McGuire, however, was not permitted to retire entirely, but was elected as one of the active governors.

Mr. Tyng indicated his fitness for the Mr. Tyng indicated his fitness for the new position by stepping right into the breach caused by Mr. McGuire's retirement, and with great ardor and enthusiasm entering into the most important business of the Real Estate Board then at hand, that of trying to double the quota of the Fourth Liberty Loan, by subscribing \$20,000.

Mr. Tyng is a member of an old and distinguished New York family. He was born in this city on Forty-first street between Fifth avenue and Madison ave-

bown in this city on Forty-first street between Fifth avenue and Madison avenue in 1544, the son of the Rev. Stephen
El. Tyng, a widely known preacher of
his day and who for may years was recter of Holy Trinity Church when it stood
at Forty-second and Madison avenue.
Mr. Tyng's business career began when
he was graduated from Williams College in 1856. He entered the real estate
field and since 1895 has been located at
41 Union Equire, where he conducts a
general brokerage and management business. Mr. Tyng is vice-president of the
George Kemp Real Estate Company,
which owns the block on the east side
of Fifth avenue from Forty-ninth street
to Fiftheith street with the exception of
the Democratic Club. The same concern

the Democratic Club. The same concern is the owner of other valuable reperties droughout the city.

Mr. Tyng has been an active member of the Real Estate Board of New York was not always thus known. Four years ago the corporate name was changed from the Real Estate Board of Brokers to the Real Estate Board of Brokers to the past five years, joining at the time when Mr. McGuire, the man whose position he now fills as head of the board, was elected president. During his association with the board Mr. Tyng has given a great deal of energy to the work before it and his efforts have been a great help in building it up to its present high standing. His election to

eather" handsomely in the Fourth Lib-

150. It not only doubled the Third, but

that the amount will be considerably in-

corded.

reased by subscriptions not yet re-

It will be many a day before real es-

tate men will have another such thrill as

they had yesterday, when at about 1

o'clock it was announced definitely that

the \$10,000,000, for which the division

was striving, had been subscribed. From

early morning, when the executive force

herived, eager to record the last million dollars necessary to reach the goal, there was a steady avalanche of subscriptions.

Telephone bells rang ceaselessly; sub-

scribers come in in great numbers; mes-senger boys, postmen and team workers bombarded the committee with subscrip-zions until it seemed they never would end. When finally a total was to be had it was found that the division still lacked

ething less than a quarter of a mil-

something less than a quarter of a million dellars, and this after every source apparently had been pumped dry.

It was about at this Iffme that the announcement was made that Clarence H. Kelsey, president of the Title Guarantee and Trust Company, was on the wire, and when he said. "I have a new subscription of \$250,000 for you," even the decorus chairman for a moment changed from a working patriot into a cheering patriot, and scenes of the greatest enthusiasm prevailed in the usually quiet room of the Real Estate Board.

"The victory is won! handsomely, gallanly won! We have no slackers here," declared the chairman when he

here," declared the chairman when he could make himself heard. "It is an amuzing accomplishment, and shows that our real estate friends are indeed sound at heart."

wound at heart."

White it was the title company's subscription that finally clinched the victory, there were a good many other contributions to the real estate division

that helped to make up the final million dollars. The North River Savings Bank added \$75,000 to its former subscrip-tion, and Michael Friedsam gave \$25,000

tion, and Michael Friedsam gave \$25,000 for B. Altman & Co. The Manhattan lafe Insurance Company subscribed \$25,000 more. Benjamin Mordecal did the unusual thing of subscribing a second time for all of his properties and sent in a new subscription of \$40,000. Tiffany & Co. covered their building with honor by a \$50,000 subscription, and another \$50,000 was added to the total in behalf of the Woolworth Building. The South Ferry Realty Company took an honor flag with a \$15,000 subscription. Some of the other subscribers yesterday were: Mortimer M. Singer.

scription. Some of the other subscribers yesterday were: Mortimer M. Singer, \$20,000; Garden City Company, \$10,000; Sherburn M. Becker, \$10,000; the Guardian Holding Company, \$15,000, and \$5,000 subscriptions from the General Synod of the Reformed Church in America, through Frank Van Nest; Park Avenue and Fifty-fourth Street Corporation, Guide Realty Company, George L. Slawson, Mandelbaum & Levine, Jacob Rosenthal and the Mandattan Savings, Bank.

Ten thousand subscriptions were re-

Ten thousand subscriptions were re-

Ten thousand subscriptions were received from Elias Kempner, Irons &
Todd, Joseph M. Lichtenauer and A. G.
& H. M. Hall. Minturn Post Collins
subscribed for \$15,500 worth of bonds,
and Julius Kayser for \$18,000. The entate of A. S. Rosenbaum took \$29,000
worth of bonds through the real estate
division, and the estate of J. B. Bloomirrdale subscribed for \$15,000.

One of the most pleasing subscriptions
to Mg. Mariling was that of Charges M.

Me Marling was that of Clarence W

REALTY DRIVE GOES

OVER \$10,000,000 MARK

Victory Clinched by Title Company

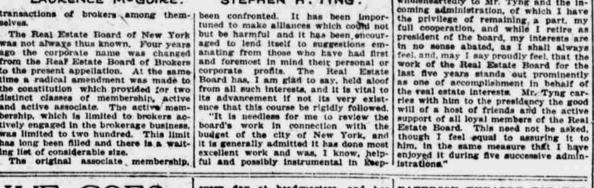
Subscription—Quota for Fourth Loan Doubled

"It is gratifying to say that the rules and ethics of the board are recognized and lived up to to such an extent at this time that there are comparatively few arbitrations requested. I believe there have been but four during the past three

"The Real Estate Board of New York, now the largest organization of its murance to property owners at a mini-mum premium, which I firmly believe should be availed of by all those who should be availed of by all those who believe that that particular form of wealth as represented by real estate should have the same protection as all other forms. I am convinced that this protection can best be had through the advancement and increasing influthe advancement and increasing influ-ence of the Real Estate Board as an organization, that this advancement and influence may be realized to the fullest extent. The membership of the Real Estate Board should and in fact must be increased; otherwise the service it has rendered must be curtailed, to say nothing of how unfortunate it would be if its service to real estate interests and the public were not in-creased.

creased.
"It was with regret that I retired as president of the board, and it was because of my firm belief that the time had come for a change and that interests which I now represent are fairly entitled to all of my efforts.

"Stephen H. Tyng, who has been elected president of the board, will. If given reasonably fair assistance and help, insure the advancement of its and help, insure the advancement of its influence as a power for good. It is a privilege which I take to myself to give wholeheartedly to Mr. Tyng and the incoming administration, of which I have



STEPHEN H. TYNG .

every day at headquarters, and has PATERSON THEATRE FOR FOX every day at neadquarters, great the mass of given undivided attention to the mass of details inevitably included in such a Film Company, has leased the Empire drive.

"All agree that Laurence McGuire's suggestion made at the opening of the campaign, that owners be asked to subscribe additional sums to the Real Estate Division, based on one-half of 1 percent, of the tax value of their holdings, was the most important factor in the final success. Team captains and their workers exhibited unusual devotion and energy and declined to lersen their efforts until the midnight bells rang out the story of victory."

Film Company, has leased the Empire Theatre at 152 to 156 Ellison street, Paterson, N. J., for a long period from the Northern New Jersey Realty Company, through Feist & Feist of Newark, N. J. The theatre is on a plot 75x120 feet, and was built about seven years a cost of about \$35,000. The seating capacity of the theatre when improvements are completed will be about 1,000. It will be known as the Fox Empire Theatre.

NEW BRONX BUILDINGS.

Grand Concourse, southwest corner 193d street, five atory brick tenement, \$1.7%,7%, Absar Realty Company, Abraham Weissan, 233 Daty avenue, president; owners, Charles Kreymborg, 2240 Quimby avenue, architect; cost, \$70,000.

STATEN ISLAND SALES.

much credit cannot be given," he said,
"to Robert E. Simon, one of the vicechairmen of the committee and a chairman of the steering committee. He has
been indefatigably at work all day and R. Olmstead of Moarce, N. J., to W.

Ridgewood, N. J., to R. T. Greene, Jr.,
Issue T. Greene,

the Fourth and then did some more. The subscription of \$200 was asknowledged figures given are those tabulated up to gratefully by Mr. Marling. Agures given are those tabulated up to The chairman was unstinting in his praise of his workers when the success ters yesterday. There is no doubt but of the drive was finally announced. "Too

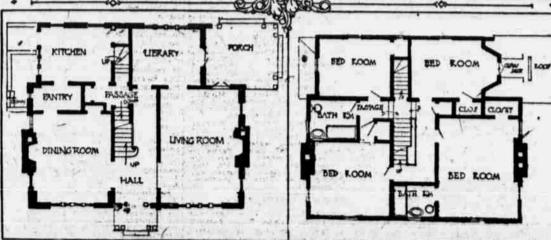
LAURENCE MCGUIRE.

The Real Estate Division won its "red." Parr of Clarks Hill, Ind., a seaman, 48 Mr. Marling expressed his appreciation to all his associates in this patriotic campaign, and said if it had not been for the patriotic campaign, and said if it had not been for such only doubled the Third but enthusiastic support the result 150. It not only doubled the Third, but estate honor emblem all over the city could not have been attnined.

WILL LIVE IN RIDGEWOOD. S. S. Walstrum-Gordon & Forman bave leased for Mrs. Amelia I. Jantzen the dwelling at 54 Highwood avenue,

Charming Surroundings Add Much to the Cheerfulness of This Cosy Country Home The house shown here is situated on a corner plot at Kew Gardens, which was well set with shrubs and trees. The architect, taking the surroundings into consideration, developed a building along the English style, and so accentuated the graceful lines as to carry out the





FIRST FLOOR PLAN

SECOND FLOOR PLAN

WAR BOARD HALTS AMBITIOUS BUILDERS

Refuses to Permit Many Projects Filed in September Because Unessential.

The War Industries Board called a halt on ambitious building programmes during the latter part of September in nany parts of the country on the ground that the projects were not essential. A broadening of activity in the early part of the month was mistaken by builders as a sign that the War Industries Board as a sign that the War industries Board had reiented, and he last two weeks of the month were marked by the filing of a number of building projects which the Federal authorities would not permit being erected. The general effect of the restrictions, according to the American Contractor, was no doubt to lessen the volume of the building to be undertaken. wolume of the building to be undertaken. In view of the sharp restrictions placed upon construction work by the Government the showing made last month must be regarded as satisfactory. It does not include the enormous amount of construction work directly undertaken by the Government, but instead only private work, most of it of an essential

character, not only permitted by the au actually urged as aids in winning the war. The building permits issued in 183 principal cities of the United States, as officially reported for September, 1918, total \$35,431,137. as compared with \$50,724,143 for September, 1917, a de-crease of 30 per cent, but a decrease of over 50 per cent as compared with Sep-tember, 1916, in which month 115 cities

Of the 133 cities reporting last month forty-seven, or 35 per cent. show gains. The largest of the cities thus reporting gains are Baltimore and Detroit, in both of which there is a strong demand for construction due directly or indirectly to war work. The same reason applies to most of the other cities that make favorable comparison. orable comparisons. At some of these,

eported building permits aggregating

\$70.980.161

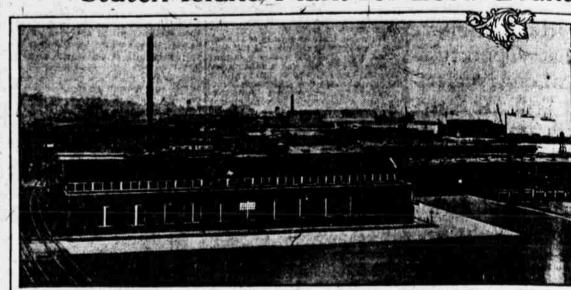
as at Camden, N. J.; Erie, Pa.; Davenport, Ia.; Huntington, W. Va.; Norfolk, Va., and Youngstown, Ohio, the Government has engaged in or urged extensive housing operations. In other cities, industrial expansion due to war needs has given a decided impetus to construction. Among the more important cities that gained last month in the building permits issued were Atlanta, Ga.; Birmingham, Ala.; Columbus, Ohio; Dayton, Ohio; Des Moines, Ia.; Duluth, Minn.; Jackson, Mich.; Kansas City, Kan.; Lawrence, Mase.; New Orleans; Richmond, Va.; San Antonio, Tex.; Schenectady, N. Y., and Waterbury, Conn. On the Pa-

mpared with 19,657 for September 5

TARES CANAL ST. BUILDING. The Charles F. Noyes Company has leased the three story building at 25d Canal street for the Michael J. Adrian

SELLS NEW ROCHELLE HOUSE James D. McCann has sold for C Dunisp a residence in Forest Heights valued at \$15,000 to R. R. Appelby of

English Machinery Company Takes Staten Island Plant for Local Branch



Joseph P. Day their property at Stapleon, Staten Island to Rownson, Drew & Clydesdale, an English concern, manufacturing conveying machinery. They will pay \$15,000 a year for the

on Front street, between the Baltimore & Ohio Railroad tracks and New York Bay, and contains about \$2,000 square feet of floor space, consisting of a power plant; two story brick building, \$42x186, and a large one story frame building. Railroad siding from the Baltimore & Ohio Railroad enters the building. The

Real Estate at Public Auction

Wednesday, November 6th

ABSOLUTE EXECUTRIX SALE To close the Estate of GILBERT M. PLYMPTON, Dec'd.

Great Neck, L. I.

Unusual opportunity to buy land of exceptional value in plots from one acre up to ten and one-half acres at prices which reflect war conditions. The property is situated in the famous Bay View Avenue at its highest point overlooking Little Neck Bay and Long Island Sound, and possesses advantages for all the year round residence of a substantial characteristics.

laland Sound, and possesses advantages for all the year round teadence of a substantial character.

Restrictions permit moderate priced bungalow development.

65% of the purchase price may remain on 6%

PIERCE & GREER, Esqs., Attys., 27 Well St., N. T. City.

SPECIAL SALES DAY

Thursday, November 7th AT NOON AT EXCHANGE SALESROOM, 14 VEREY STREET, NEW YORK CITY.

ABSOLUTE EXECUTORS' SALE To Close Estate of WILLIAM SCHLEMMER, Dec'd. .

Larchmont, N. Y. All year round colonial style residence located in the east side of Beach Avenus, through to Grove Avenue, 222.7x198.3½x180.9x irregular.
The house contains large foyer nall, bit log room, latioratory, dining room and butler's pantry on the first floor. The second floor contains 5 bedrooms and 3 baths and the third floor 4 servants rooms and bath. Hand power elevator. Enclosed verands. Gas. electricity and hot air furnace. Stable suitable for 4 car garage.

OLNEY & COMSTOCK, Esqs., Attys., 65 William St., N. Y. City. ABSOLUTE AUCTION SALE

RESIDENTIAL WATERFRONT Comprising 111/2 Acres on Shinnecock and Tiana Bays

50% of the purchase price may remain 5% on Mortgage for 1, 2 or 3 years at 5% JOSEPH WOOD, Esq., Atty., 141 Broadway, N. Y. City.

EXECUTORS' SALE

To close ESTATE OF CARRIE BRAND, Dec'd. 443 East 57th St. (Bet. 1st Ave. & Ave. A)

A 3-story and basement private residence 20x100, containing 11 rooms, 1 hath and 3 tollets. Electric light, parquet floors and furnace heat. 909 & 913 Tremont Ave. (Bet. Daly & Honeywell Aves.).
A one-story building with 6 stores.
Size 86.5x143. RALPH RAPHARL, Esq., Atty., 2 Rector St., N. T. City. Size 86.5x143.

ALSO
Undivided one-half interest in plot
50x100 in the north side of 182nd 8t., 150
feet west from the N. W. Corner of Grand
Avenue.
Plot 50x101 in the east side of Jerome
Avenue, distant 48 feet south of 182nd
Street.

VOLUNTARY SALE 369 Seventh Avenue Opp. Pennsylvania Station)

A 4-story substantially constructed brick left building with store, 21x75. Holst way from cellar to top floor. CHARLES A. PLAMMER, Esq., 12 East 45th St., N. Y. City.

Executive Offices

31 Nassau St., N. Y. C.

On the hill top of Kew

Gardens, the first choice

in locations, an ideal home of ten rooms and

three baths, hollow tile.

A large plot running from

A \$60,000 property for which the owner, a widow,

will consider a reasonable

offer in price and terms.

15 minutes from the heart of everything in Manhattan

Edgeworth Smith

1 West 34th Street, New York Phone Greeley 5250

Office at Kew Gardens Station Phone Richmond Hill 1713

KEW GARDENS-

BOROUGH OF QUEENS, FIVE MINUTES WALK TO ISLAND BAILBOAD STATIO

Seven Room Stucco House

Lefferts Ave., bet. St. John's St. and Queens Soulevard; all modern im-provements, including steam heat, electric light, hardwood and parquet floors: ready for occupancy; must be seen to be appreciated; price \$6.500. HEUDORF REALTY CO., INC., 401 Lafayette St., N. Y. Spring 7951.

street to street.

ESTATE SALE Jersey City, N. J.

A vacant plot, 25x55, on the north side of Virginia Avenue, 514 feet west of West Side Avenue. Write for Booklet.

Telephone

W. G. MURPHY, Jr., Esq., Atty., 140 Broadway, N. Y. City.

Absolute Executors' Sale

BRONX PROPERTIES

788 Tremont Avenue

REAL ESTATE FOR SALE-QUEENS.

744 Cortlandt

WESTCHESTER REAL ESTATE.

Beautiful New COLONIAL HOUSE

An Exceptional

Bargain At Fieldston, Riverdale-on-Hudson

Exceptional conditions make it possible to offer this beautiful, new, tapestry brick dwelling for immediate purchase at an attractive figure.

Has unusual features. Charming entrance hall: library: living room of exceptional size; dining room finished in soft enamel that breakfast room; sun parior; butters pattry and kitchen; five master's bodrooms and four baths; four servants' rooms and bath. Garage for two cars. Grounds beautifully laid out with fine trees and shrubs. It represents the highest davance of the builder's art, and is decorated throughout with enquisite teste.

Delafield Estate, Ourser

Delafield Estate, Owner GEORGE HOWE, Sales Agent 527 Fifth Avenue, New York

"Rochroane" TO BE SOLD

To settle estate of the late M. S. Beitzhouver his Country Place at Irvington on Hudson is to be sold; spiendid stone residence, built in 1988; eight master's bedrooms, six baths, large music room with \$15,000 pips organ and other features; furniture and furnishings specially designed; complete set of outbuildings, 10 acre lake, gardens, pasture, woods; sweeping view of Hudson and country; town water supply; 27 miles from Grand Central; one hour by motor; adjoining other handsome estates; everything in perfect order and ready for occupancy. For further particulars and permit for inspection apply to

KENNETH IVES & CO.,

Charming Bungalow at Lake Mahopac



Delightfully situated on beautifully wooded plot, overlooking the most beautiful lake in New York State, entirely secluded, giving that privacy so desired in a country home.

Bungalow has six large rooms and bath, living room with open fireplaces.

oak floored sleeping porch, breakfast nook-in fact, the Bungalow ideally complete in every respect, all improvements being already installed. Very satisfactory terms to responsible people.

Two very attractive Bungalows ready for immediate occupancy. Further information and photos from LEO BUGG, 40 West 22d Street.

Phone Madison Square 9850.

The Leading Suburb of New York City FOR RENTAL-UNFURNISHED.

Attractive House, 11 rooms, 4 baths, billiard room, double garage Hillside Residence, brick construction, fine view, 11 rooms, 3 baths; solarium Handsome Residence, 14 rooms, 4 baths, paim room, elaborately decorated, two car garage.

FOR RENTAL-FURNISHED.

Hillside Residence, 11 rooms, 3 baths, garage. Mountainede Residence, 16 rooms, 5 baths, solarium, billiard room, larse NOTICE: He you are a stranger out advice is to RENT for a y ar

F. M. CRAWLEY @ BRO. Offices Opp. Lackawanna Station, Montdair, N. Y.

3.000

5.000

\$250

Forest Kills Cardens PIPTEEN MINUTES FROM PENN, STATION

A place for levers of Artistic Surroundings.

More than 40 houses have been sold this year There are but a few new houses left.

47 West 14th St.

CITY REAL ESTATE.

\$15,000 CASH

Size 107x100.

Price \$165,000

JOHN W AHERN.

CONNECTICUT REAL ESTATE.

NEW FACTORY, 10,000 feet, adapted for manufacturing Chemicais or Cotton Converting; also factory, 50,000 feet, with tables, motors, power for 150 Sewing Machines, adapted for Garments or Uniforms; easily converted for making Cotton Duck, Sheeting and Textiles; splendid opportunity for Government work; immediate possession.

A. C. WHEELER, Norwalk, Conn.

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HESS Business Property

FACTORIES FOR SALE.

SALE OR RENT.

FACTORIES EVERYWHERE, 20-26 Clinton St. Robert A. Moutenburgh, Newark, N. J.

EW YORK REAL ESTATE FOR SALE.

Pores II. A

NEW JERSEY REAL ESTATE FOR SAL

PROTECT YOUR HOME by insuring the title to your pr We insure titles to real estate in Person and Rockland Counties Send for modelet

Will Buy a Choice Washington Heights Corner 6 Story High Class Elevator NORTH JERSEY TITLE INSURANCE CO. BACKENSACK, N. J. Send 25c for Bergen County Man Commission to Brokers Particulars from

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This booklet mentions several resort extract. Write for in real estate. Write for in real estate this begger and Rockism Countries. NORTH JERSEY TITLE INSURANCE CO

HOME BUYERS CHANCE for a six-room, attractive home, wattractive home, wattractive home, wattractive say distance by train from N plot; on one of the best streets, elevation; almost new; hardened plot; on one of the best streets, elevation; almost new; hardward steam heat, modern both electric convenient to railroad statton and & a few hundred dollars down be a terms less than rent elsewhere. We Post Office Box \$23, City Hail riation York City

MONTCLAIR

floors throughout, copper leader Murdoch, op Lackawania M.

14 room house; hardwood floors, 250; one block Lackawanna Statio trolley; elegant shade and fruit to

AT MY ENPENSE investigate this extraordinary bargain; magnificent 30 acres farm; rich, artistic dwelling. 11 rooms, 2 seautiful baths; numerous outbuildings; everything modern and brand new perfect dream; quick sale, 15,000. H. J. McGinley, segant shade and fruit irreliance followed in the second of fused. H. Beach, 189 Market 20 fased. H.

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